

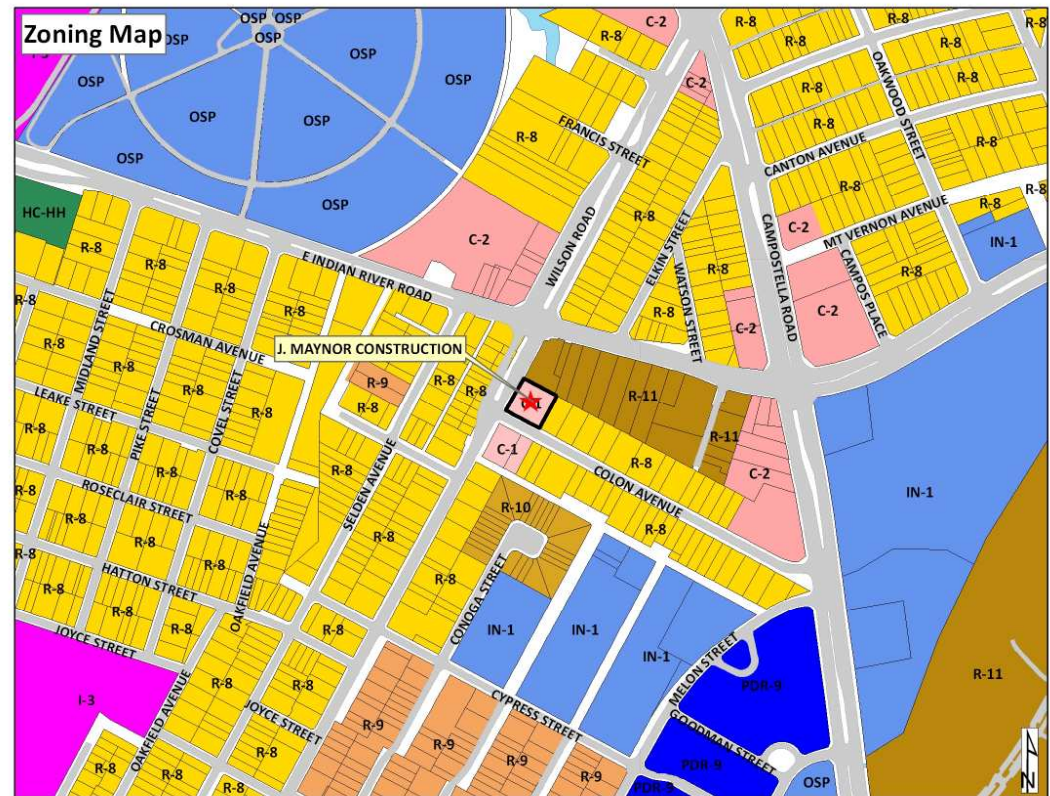
J. Maynor Construction 1102-1108 Wilson Road Rezoning



City Council
January 15, 2013

J. Maynor Construction – Wilson Road Request

- Change of zoning
 - C-1 (Limited Commercial)
 - R-9 (One Family Residential)
 - Permit 3 single family homes



J. Maynor Construction – Wilson Road Location

- Campostella neighborhood



J. Maynor Construction – Wilson Road Analysis

- R-9 zoning
 - 40 foot lots
- Area zoned R-8
 - 50 foot lot

Lot-Size Range	Lots within 1,000 feet		Lots along same block (Wilson Road and Colon Avenue)	
	Number	Percentage	Number	Percentage
Lots 40 ft. in width or less	71	25%	20	39%
Lots greater than 40 ft. in width	213	75%	31	61%

J. Maynor Construction – Wilson Road Analysis

- R-9 zoning
 - 40 foot lots
- Area zoned R-8
 - 50 foot lot



J. Maynor Construction – Wilson Road Public Hearing

- Proponents
 - Applicant
 - Campostella Civic League
 - 1 citizen
- Opponents
 - None

J. Maynor Construction – Wilson Road

Recommendations

- Staff – Denial
 - Based on lack of consistency with the lotting pattern in the area
- Planning Commission – Denial, 3-3
 - Proponents cited neighborhood support
 - Opponents cited lack of consistency with the lotting pattern in the area

J. Maynor Construction 7409 Hughart Street

Special Exception

Develop a One-Family Home
that is Out of Character with
the Neighborhood on a Non-
Standard Lot



N O R F O L K

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City Council
January 8, 2013

J. Maynor Construction – Hughart Street Area

- Titustown neighborhood



J. Maynor Construction – Hughart Street Request

- 33 foot lot
- 50 foot lot required
- Applicant proposes house with a front-loaded garage



J. Maynor Construction – Hughart Street Analysis

- Zoning Certificate denied
 - Proposal inconsistent with ordinance requirements
 - Front loaded garage is the issue

Parking	No. of Homes	% of Homes
Front yard parking	1	4%
Front loaded garage	2	9%
Detached Garage	3	13%
No off-street parking	3	13%
Parking to side of house	14	61%

J. Maynor Construction – Hughart Street Public Hearing

- Proponents
 - Applicant
 - 1 citizen
- Opponents
 - Titustown Civic League

J. Maynor Construction – Hughart Street Recommendations

- Staff – Denial
 - Based on lack of consistency with the character of developed houses in the area
- Planning Commission – Denial, 6-0
 - Based on lack of consistency with the character of developed houses in the area and neighborhood opposition